



# MERIDIAN

## COOL SPRINGS

## PROJECT OVERVIEW

RETAIL & RESTAURANTS



# BOYLE®

2000 Meridian Blvd, Suite 250 • Franklin, TN 37067 • 615-550-5575 • Boyle.com

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**900K SF OF OFFICE SPACE**

**13,000 EMPLOYEES ON THE EAST  
SIDE OF I-65**

**5,000 CLASS A EMPLOYEES  
WITHIN A 5 MINUTE WALK**

**3 HOTELS TOTALING 492 KEYS**



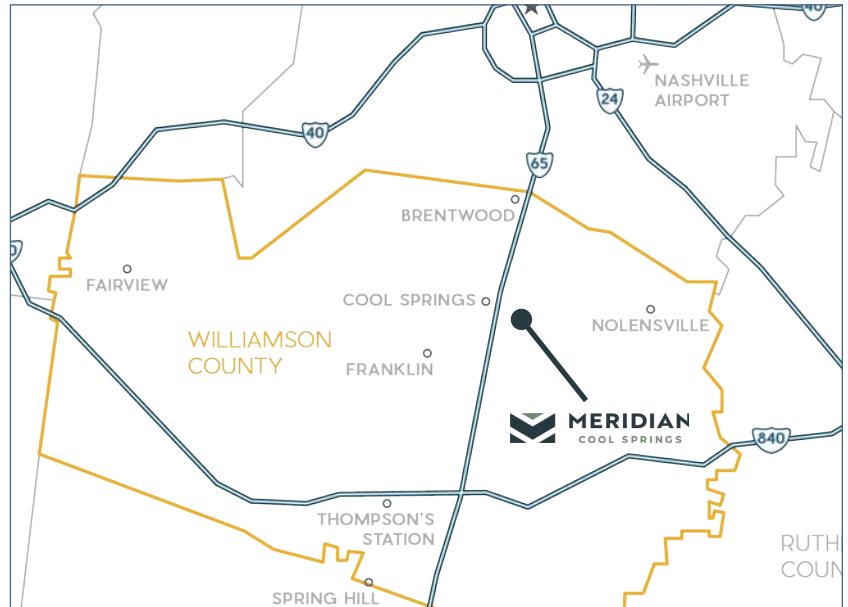




**MERIDIAN**  
COOL SPRINGS

A BOYLE DEVELOPMENT

# A VIBRANT, GROWING COMMUNITY



## SURROUNDING COMMERCIAL





## SURROUNDING RESIDENTIAL

1/2 mile to  
Brentwood



### Trade Area Housing Stats East of I-65

Est. Population: 53K  
Ave. Household Income: \$200K  
Median Home Value: \$442K  
69% of Homes Over \$500K



Approx. 2,000  
apartment units in  
Trade Area East of I-65

Carothers Pkwy. - 22,568 avg. daily traffic

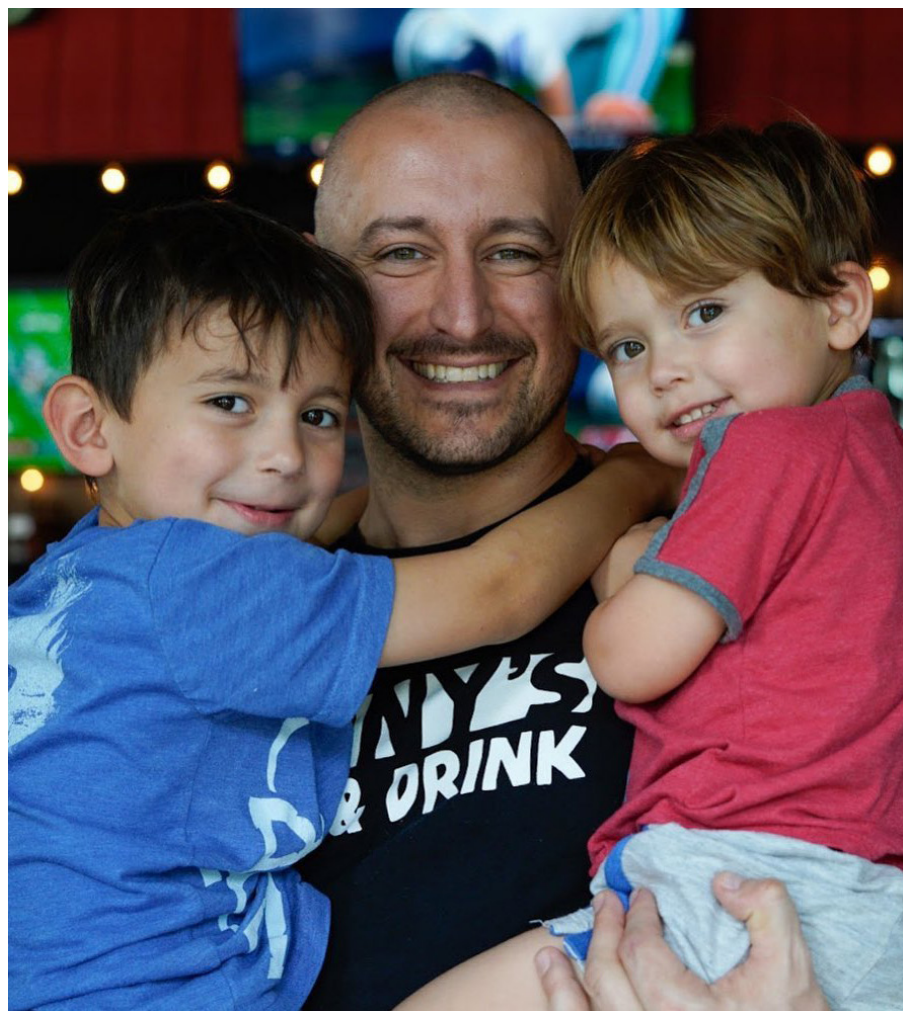
Cool Springs Blvd. - 18,240 avg. daily traffic



137,738 avg.  
daily traffic

### Trade Area Housing Stats West of I-65

Est. Population: 61K  
Avg. Household Income: \$135K  
Median Home Value: \$382K  
35% of Homes Over \$500K



## 2022 DEMOGRAPHICS

3 Mile

5 Mile

### Population

2022 Estimate 42,240 100,636

### Total Households

2022 Estimate 16,669 37,719

### Average Household Income

2022 Estimate \$131,010 \$145,282

### Median Age

38.5 40.3

### Traffic Count

I-65 149,387

Daily Visits 3,531



# MASTER PLAN





**995 MERIDIAN BLVD.**  
RETAIL | RESTAURANT  
**LEASED**



**1000 MERIDIAN BLVD.**  
RETAIL | RESTAURANT  
**LEASED**



**1175 MERIDIAN BLVD.**  
RETAIL | RESTAURANT  
4,948 SQUARE FEET  
**Space Available**



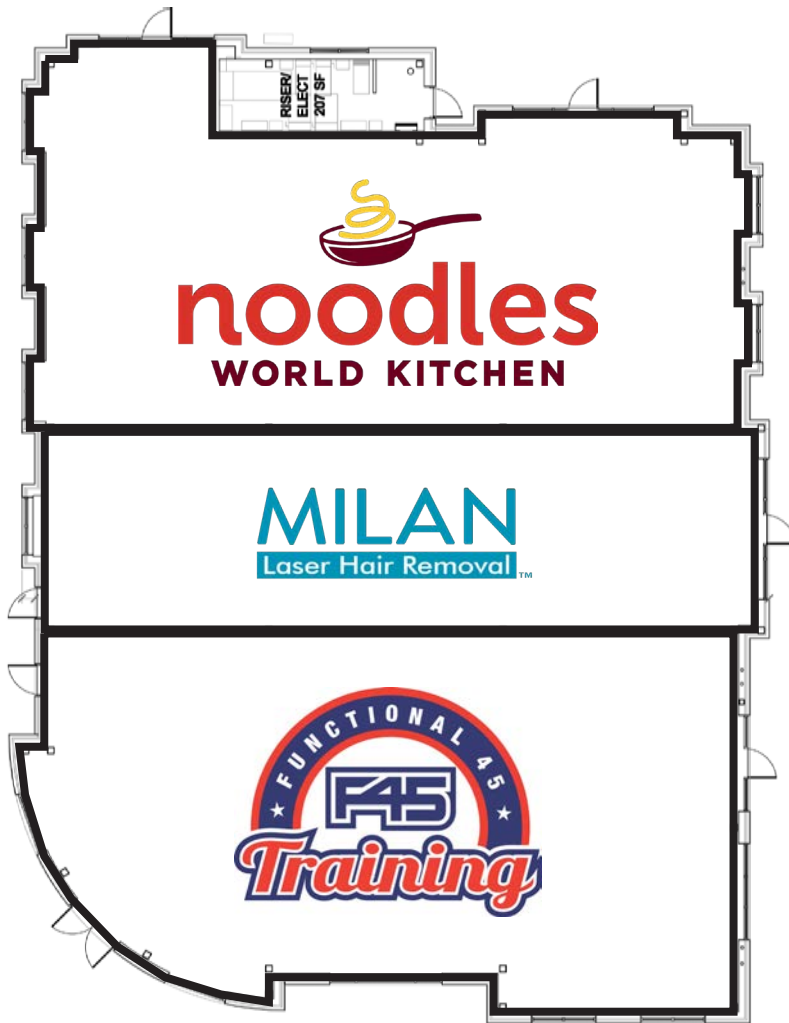
**2000 MERIDIAN BLVD.**  
RETAIL | RESTAURANT  
1,657-1,703 SQUARE FEET  
**LEASED**



**990 MERIDIAN BLVD.**  
RESTAURANT  
**PROPOSED**

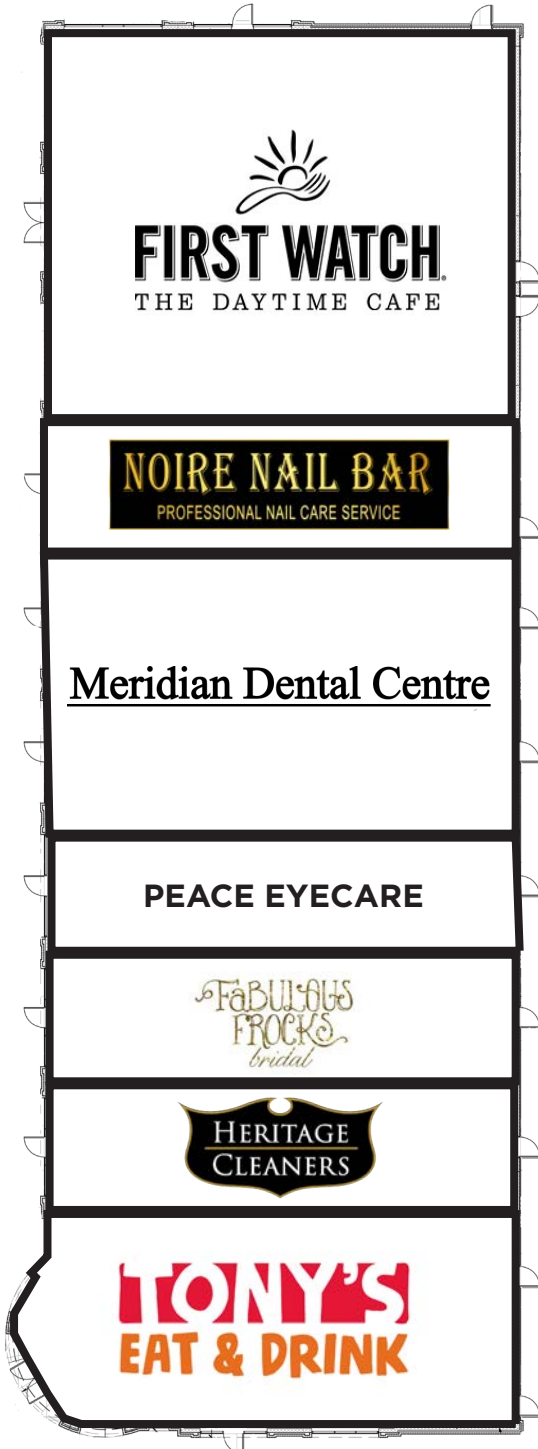






SUITE	TENANT	SQ. FT.
100	F-45	2,930
102	Milan Laser	1,605
104	Noodles & Co.	2,603

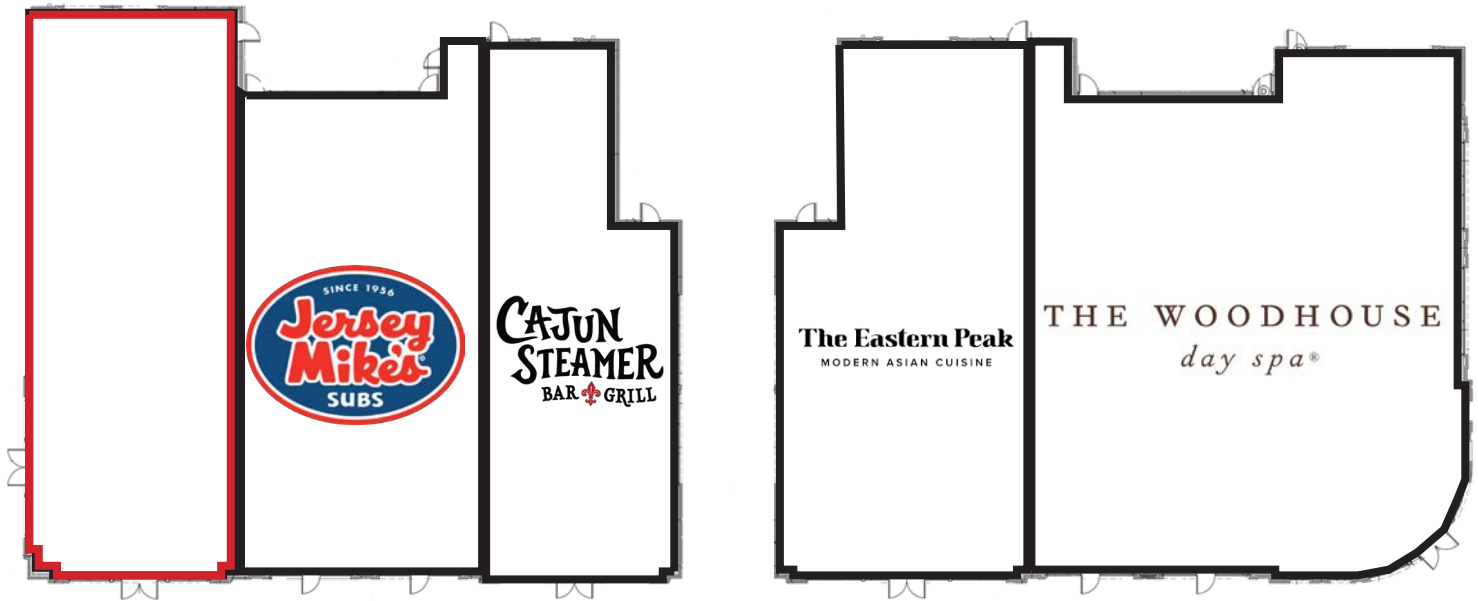




SUITE	TENANT	SQ. FT.
100	Tony's Eat and Drink	2,426
102	Heritage Cleaners	1,390
104	Fabulous Frocks	1,391
106	Peace Eyecare	1,438
108	Meridian Dental Centre	2,876
112	Noire Nail Salon	1,438
118	First Watch	4,235







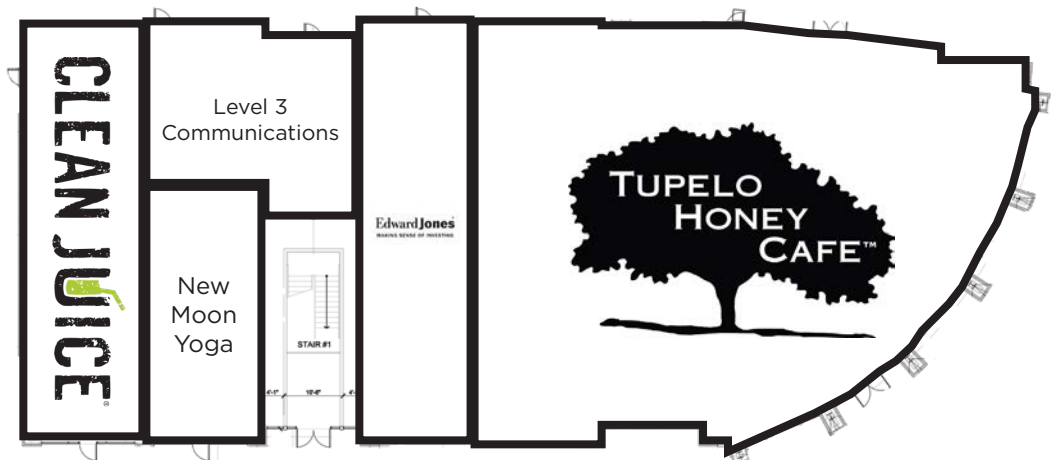
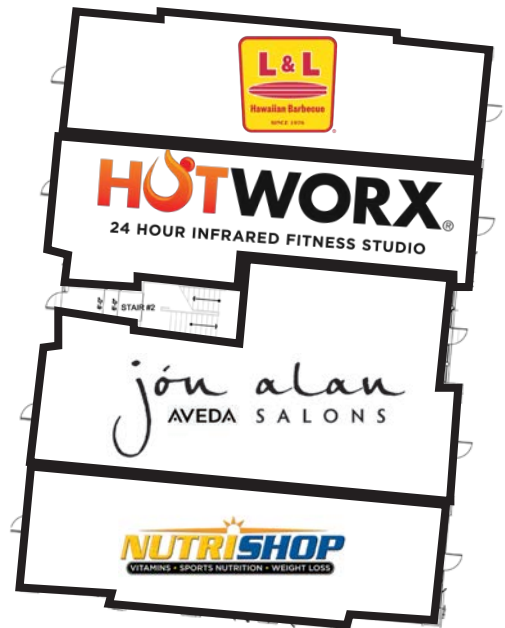
SUITE	TENANT	SQ. FT.
100	THE WOODHOUSE day spa	6,012
106	The Eastern Peak	3,503
108	Cajun Steamer	2,590
110	Jersey Mike's	1,605
114	Available	4,948







SUITE	TENANT	SQ. FT.
100	L&L Hawaiian BBQ	1,656
104	J'on Alan Aveda Salon	4,161
106	HOTWORX	1,703
108	Nutrishop	1,702
110	Tupelo Honey Cafe	7,236
116	Edward Jones	1,038
118	New Moon Yoga	1,243
119	Level 3 Communications	588
120	Clean Juice	1,657



**2000 MERIDIAN BLVD.**

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COOL SPRINGS





# 990 MERIDIAN BLVD. - PROPOSED

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